

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold "AS IS" at **V.I.P. TOWING & RECOVERY, LLC.**, 5855 Federal Blvd. Phone: 720-621-0478. **NO Warranty's given or implied:**

YEAR/MAKE/MODEL	VIN
2002 Honda Accord	015296

Date of Publication: June 21, 2024
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000144 To Whom It May Concern: On 4/01/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ZAC DEBRUN Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY LLC, ITS SUCESSORS AND ASSIGNS Current Holder of Evidence of Debt: GUILD MORTGAGE COMPANY LLC Date of Deed of Trust (DOT): 12/15/2021 Recorded Date of DOT: 12/16/2021 Reception No.of DOT: 2021229757 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$370,405.00 Outstanding Principal Amount as of the date hereof: \$368,612.61 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THE NORTHERLY 17.70 FEET OF THE SOUTHERLY 71.35 FEET OF LOTS 15 AND 16, BLOCK 3, PEABODYS SUBDIVISION OF BLOCK 3 OF BROADWAY TERRACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 510 CHEROKEE ST, DENVER, CO 80204

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 1, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/07/2024 Last Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-24-987215-LL

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.

District Court, Arapahoe County

Case No. 24PR30228, Division: 12

In the Matter of the Estate of

CHARLES THOMAS SCHRENK, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Arapahoe, County, Colorado, on or before October 21, 2024, or the claims may be forever barred.

Justin Schrenk
Personal Representative
5800 Highland Plaza Dr., Apt. #367
ST. Louis, MO 63110

Ann C. Kiley, Atty. Reg. #: 28059
Attorney for Personal Representative
Law Office of Ann C. Kiley, P.C.
35 Jersey Street
Denver, CO 80220
Phone Number: 303-909-6474
FAX Number: 303-388-8141
E-mail: annkiley@msn.com
First Publication: June 21, 2024
Second Publication: June 28, 2024
Third Publication: July 5, 2024
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000133 To Whom It May Concern: On 3/22/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JAMES F. WALBERT Original Beneficiary: SUNFLOWER BANK, N.A. Current Holder of Evidence of Debt: SUNFLOWER BANK, N.A. Date of Deed of Trust (DOT): 5/27/2021 Recorded Date of DOT: 6/04/2021 Reception No. of DOT: 2021105018 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$2,527,000.00 Outstanding Principal Amount as of the date hereof: \$1,974,534.45 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANT VIOLATIONS UNDER THE DEBT OR TRUST DEED OR BOTH, ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED ON, ARE AS FOLLOWS:

FAILURE TO PAY MONTHLY INSTALLMENTS DUE UNDER THE TERMS OF THE DEBT AND FAILURE TO COMPLY WITH OTHER OBLIGATIONS SECURED BY THE TRUST DEED. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property:

CONDOMINIUM UNIT 306, DENVER SQUARE, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED AUGUST 18, 2003, AT RECEPTION NO. 2003172381, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION OF DENVER SQUARE, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1699 DOWNING ST, UNIT 306, DENVER, CO 80218

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 25, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/31/2024 Last Publication: 6/28/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/21/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: OTTESON SHAPIRO LLP Denver Registration #: 13466 LISA K SHIMEL, 7979 E. TUFTS AVENUES, SUITE 1600, DENVER, CO 80237 Phone #: (720) 488-0220 Attorney File #: 2701.040.2

**NOTICE OF HEARING WITHOUT APPEARANCE BY PUBLICATION TO INTERESTED PERSONS OF THE
DECEDENT**

**Weld County Courthouse
Case No. 2024PR030318
In the Matter of the Estate of
debra ruth beechner, Deceased.**

To all interested persons and children of Decedent:

• SHERRY O'BRIAN

A petition has been filed stating that the above decedent died leaving the following property: 213 E Taylor Avenue La Salle, Co 80645.

Property:

Description of Property: LAS 1GS2-18 L18 BLK2 GOODNER SUB 1ST FILING

Location of Property: Weld County, Colorado

The hearing without appearance on the petition will be held at the following time and location:

***** Attendance at this hearing is not required or expected. *****

Date: July 24, 2024

Time: 8:00 Courtroom or Division: 1

**Address: 901 9TH AVENUE GREELEY,
COLORADO 80632**

Note:

Any interested person wishing to object to the petition must file a specific written objection with the court on or before the hearing and must furnish a copy of the objection to the person requesting the court order and the personal representative. JDF 722 (Objection form) is available on the Colorado Judicial Branch website (www.courts.state.co.us). If no objection is filed, the court may take action on the petition without further notice or hearing. If any objection is filed, the objecting party must, within 14 days after filing the objection, contact the court to set the objection for an appearance hearing. Failure to timely set the objection for an appearance hearing as required will result in further action as the court deems appropriate.

Actual distribution of estate assets normally does not occur at the hearing.

Wayne E. Vaden, Esq. (#21026)

Sydney C. Merrell, Esq. (#57396)

Attorneys for the Personal Representative

CITY PARK LAW GROUP, LLC

12075 E. 45th Avenue, Suite 100-B

Denver, CO 80239

(303) 377-2933 Voice

(303) 377-2834 Facsimile w.vaden@cityparklaw.com s.merrell@cityparklaw.com

First Publication: June 21, 2024

Second Publication: June 28, 2024

Third Publication: July 5, 2024

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PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000162 To Whom It May Concern: On 4/16/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: AARON CHIKUMA and KYLE TAWARA Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: WELLS FARGO BANK, N.A. Date of Deed of Trust (DOT): 10/25/2019 Recorded Date of DOT: 10/31/2019 Reception No. of DOT: 2019152078 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$230,000.00 Outstanding Principal Amount as of the date hereof: \$214,103.69 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 8952 E 47TH AVE, DENVER, COLORADO 80238-3968

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 15, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/21/2024 Last Publication: 7/19/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/11/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 24423 HOLLY R SHILLIDAY, 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 Phone #: 8773696122 Attorney File #: CO-24-988395-LL

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1E

A PART OF LOT 1, BLOCK 3, STAPLETON FILING NO. 43, AS RECORDED UNDER RECEPTION NUMBER 2013128139 IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER. LOCATED IN A PART OF THE NORTHEAST QUARTER OF SECTION 21 AND IN A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 3; THENCE NORTH 90 DEGREES 00 MINUTE 00 SECOND EAST, A DISTANCE OF 98.09 FEET ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 3 TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTE 00 SECOND EAST, A DISTANCE OF 33.57 FEET ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 3; THENCE SOUTH 00 DEGREES 00 MINUTE 00 SECOND EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTE 00 SECOND WEST, A DISTANCE OF 33.57 FEET; THENCE NORTH 00 DEGREE 00 MINUTE 00 SECOND EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING CITY AND COUNTY OF DENVER, STATE OF COLORADO

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at Wyatt's, Lone Star, Boulder Valley Towing, and Klaus' Towing abandoned vehicle sale: Address: 5130 Brighton Boulevard, Denver, CO 80216, Phone: (303) 777-2448. **Sale Date: 06/21/2024:

STOCK	YEAR	MAKE/MODEL	VIN
338483	2000	Aluma Snowmobile Trailer	NKNOWN
338378	2006	Audi A4274273	
338424	2006	BMW 330i	S19179
338428	2005	Cadillac STS	124279
338202	2010	Chevrolet Express G2500	105000
338386	2007	Chevrolet TrailBlazer	111882

338380	2007	Chevrolet HHR	574426	
338425	2014	Chevrolet Equinox		360490
338467	2012	Chevrolet Silverado		285084
338278	2010	Dodge Challenger		265270
338484	2003	Dodge Ram	601524	
338270	1999	Ford Explorer	B65895	
338391	2013	Ford Fusion	152252	
338415	2002	Ford Expedition	A83348	
338456	2019	Ford Expedition	A51192	
338422	2002	Honda Accord	027844	
338452	1995	Honda Civic	018910	
338482	2008	Hyundai Elantra	580549	
338414	2000	Jaguar S-Type	L36954	
338262	2000	Jeep Grand Cherokee		242036
338372	1998	Jeep Wrangler	745138	
338322	2005	Kawasaki Ninja ZX636		022550
338427	2011	Kia Sorento	131744	
338470	2006	Lexus GX470	113130	
338418	1991	Lincoln Town Car	611339	
338353	2006	Mazda 6	M04279	
338474	2011	Mazda Mazda3	358169	
338374	2003	Mistubishi Diamante		009743
338274	2002	Pontiac Grand Prix		271760
338240	2006	Saturn Ion	143355	
338416	2004	Saturn ION	155340	
338258	2006	Subaru Outback	334072	
338276	2002	Subaru Outback	300093	
338426	2010	Toyota Scion TC	315496	
338431	2004	Toyota Tacoma	441241	
338454	2000	Toyota Sienna	312927	
338463	2018	Toyota 86 GT	701371	
338462	2013	Toyota Corolla	154816	

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**NOTICE OF SALE BY
MAXX AUTO RECOVERY
7070 Smith Rd.
Denver, CO80207
303-295-6353**

The following individuals are hereby notified that their vehicle will be sold at **MAXX AUTO RECOVERY**, 7070 Smith Rd., Denver, CO 80207:

YEAR/MAKE/MODEL	VIN #
2015 FORD FUSION	257920
2012 TRAILER TRAILER	048584
2004 VOLKSWAGEN GOLF	008352
1995 NISSAN STANDARD	343621
2012 NISSAN QUEST	034291
2006 TOYOTA CAMRY	723808
2008 FORD RANGER	A75480
2009 HYUNDAI SANTA FE	258884

Date of Publication: June 21, 2024

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NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at Klaus' Towing abandoned vehicle sale: Address: 3880 Wabash Street, Colorado Springs, Colorado, 80906, Phone: (719) 391-0600. **Sale Date: **06/21/2024**:

STOCK	YEAR	MAKE/MODEL	VIN
338441	2012	Audi Q5	128952
338261	2002	Chevrolet Tracker	918574
338269	1993	Chevrolet 20 Van	114665
338443	2015	Chevrolet Silverado 1500	433170
338321	2006	Chrysler Town and Country	618616
338396	2006	Ford Fusion	169357
338430	2015	Honda CBR 500	201410
338433	2014	Hyundai Veloster	194777
338256	2020	Nissan Murano	128561
338421	2008	Nissan Altima	183255
338453	1999	Oldsmobile Intrigue	326290

Date of Publication: June 21, 2024

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PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000158 To Whom It May Concern: On 4/15/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MARGUERITE M. ZAMBRANO Original Beneficiary: FIRSTBANK Current Holder of Evidence of Debt: FIRSTBANK Date of Deed of Trust (DOT): 11/02/2017 Recorded Date of DOT: 11/13/2017 Reception No.of DOT: 2017148540 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$32,800.00 Outstanding Principal Amount as of the date hereof: \$17,696.63 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANT VIOLATIONS UNDER THE DEBT OR DEED OF TRUST OR BOTH ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED IS OR ARE AS FOLLOWS: DEFAULT ON PAYMENTS DUE UNDER THE DEBT OR DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: THAT PART OF BLOCK 11, SHARON PARK, BEGINNING ON THE SOUTH LINE OF SAID BLOCK, 414.67 FEET WEST OF THE SOUTHEAST CORNER OF SAID BLOCK, THENCE WEST 65 FEET: THEN NORTH TO SOUTH LINE OF WEST AMHERST; THEN EAST 65 FEET; THENCE SOUTH TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3074 WEST AMHERST AVENUE, DENVER, CO 80236

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 15, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/21/2024 Last Publication: 7/19/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/11/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: LEWIS ROCA ROTHGERBER CHRISTIE LLP Denver Registration #: 40449 TREVOR G BARTEL, 1601 19TH STREET, SUITE 1000, DENVER, CO 80202 Phone #: 303-623-9000 Fax #: 303-623-9222 Attorney File #: 230403-00414

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.

**District Court, Arapahoe County
Case No. 2024PR030652, Division: CLX
In the Matter of the Estate of
MARY L. SCHAFER, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Arapahoe, County, Colorado on or before October 21, 2024, or the claims may be forever barred.

Joseph M. Mattern
Personal Representative
c/o Hackstaff Snow Atkinson & Griess, LLC
5105 DTC Pkwy, Suite 312
Greenwood Village, CO 80111

JOHN T. SNOW, Esq. #34957
TORIE L. HUDDLESTON, Esq. #58540
Attorneys for the Personal Representative
Hackstaff Snow Atkinson & Griess, LLC
5105 DTC Parkway, Ste. 312
Greenwood Village, CO80111
Phone Number: 303.534.4317
FAX Number: 303.534.4309
First Publication: June 21, 2024
Second Publication: June 28, 2024
Third Publication: July 5, 2024
Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO § 15-12-801, C.R.S.

**District Court, Jefferson County
Case Number: 2024PR30670, Division: 11, Courtroom: 140
In the Matter of the Estate of**

EMMA JANE SCOTT, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representatives or to the District Court of Jefferson County, Colorado on or before October 21, 2024, or the claims may be forever barred.

JULIE M. KARAVAS (#45394)

Personal Representative

1123 Spruce Street, Suite 200

Boulder, CO 80302

Julie Karavas, Esq. Atty. Reg. #: 45394

Thomas Kranz, Esq. Atty. Reg. #: 40421

Attorneys for the Personal Representative

Karavas & Kranz, P.C.

1123 Spruce Street, Suite 200

Boulder, CO 80302

Phone Number: 720-943-1095

E-mail: julie@jkklegal.com

FAX Number: 308-946-2503

First Publication: June 21, 2024

Second Publication: June 28, 2024

Third Publication: July 5, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000159 To Whom It May Concern: On 4/15/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: IGNACIO AGUERREVERE BAZO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR TITAN MUTUAL LENDING INC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: SELECT PORTFOLIO SERVICING, INC. Date of Deed of Trust (DOT): 11/19/2020 Recorded Date of DOT: 12/01/2020 Reception No. of DOT: 2020200370 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$225,200.00 Outstanding Principal Amount as of the date hereof: \$212,638.77 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 1020 15TH STREET APT 27K, DENVER, COLORADO 80202-2312

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 15, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

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IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/21/2024 Last Publication: 7/19/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/11/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 24423 HOLLY R SHILLIDAY, 7700 EAST ARAPAHOE ROAD, SUITE #230, CENTENNIAL, CO 80112 Phone #: 8773696122 Attorney File #: CO-24-973771-LL

EXHIBIT A

CONDOMINIUM NO. 27K, AND PARKING UNIT P412, BROOKS TOWER RESIDENCES, A CONDOMINIUM, CITY AND COUNTY OF DENVER, COLORADO IN ACCORDANCE WITH AND SUBJECT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BROOKS TOWER RESIDENCES, A CONDOMINIUM, CITY AND COUNTY OF DENVER, COLORADO, RECORDED ON MAY 23, 1995, AS RECEPTION NO. 9500059593, FIRST AMENDMENT THERETO RECORDED JUNE 26, 1995 AT RECEPTION NO. 9500073943, SECOND AMENDMENT THERETO RECORDED JUNE 6, 1996 AT RECEPTION NO. 9600077693, AND THIRD AMENDMENT THERETO RECORDED JUNE 19, 1996 AT RECEPTION NO. 9600084431, AND FOURTH AMENDMENT THEREOF RECORDED JANUARY 27, 1997 AT RECEPTION NO. 9700010073, AND FIFTH AMENDMENT THERETO RECORDED MAY 8, 1997 AT RECEPTION NO. 9700058225, AND SIXTH AMENDMENT THERETO RECORDED JUNE 18, 1997 AT RECEPTION NO. 9700093475, THE AMENDED MAP RECORDED ON MAY 23, 1995, AS RECEPTION NO. 9500059592, FIRST AMENDMENT TO THE MAP RECORDED JUNE 6, 1996 AT RECEPTION NO. 9600077692, AND SECOND AMENDMENT TO THE MAP

Originals (print version) available for a fee; contact (303) 861-2234

RECORDED JUNE 19, 1996 AT RECEPTION NO. 9600084430, AND THIRD AMENDMENT TO THE MAP RECORDED JANUARY 27, 1997 AT RECEPTION NO. 9700010074, AND FOURTH AMENDMENT TO THE MAP RECORDED MAY 8, 1997 AT RECEPTION NO. 9700058226, AND FIFTH AMENDMENT TO THE MAP RECORDED JULY 18, 1997 AT RECEPTION NO. 9700093726, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**NOTICE OF SALE BY
ELITE TOWING & RECOVERY
7070 Smith Rd
Denver, Co 80207
720-295-6062**

The following individuals are hereby notified that their vehicle will be sold at **ELITE TOWING & RECOVERY**, 4800 Washington St., Denver, CO 80216:

YEAR/MAKE/MODEL	VIN #
2000 DODGE DURANGO	238232
2001 VOLKSWAGEN JETTA	042712
2012 FORD FOCUS	214661
2015 FORD FIESTA	190546
2003 HYUNDAI ELANTRA	669936
2008 HYUNDAI ACCENT	082229
2005 TOYOTA COROLLA	409078
2007 CHEVROLET TAHOE	379782
1999 CHEVROLET BLAZER	252634
1999 DODGE DAKOTA	170691
2013 VOLKSWAGEN GTI	041324
2003 FORD F-550	A30845
2012 Chevrolet Cruze	366754

Date of Publication: June 21, 2024

Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO § 15-12-801, C.R.S.

**District Court, Jefferson County
Case Number: 2024PR30593
In the Matter of the Estate of
KIM RENE MEINEKE, Deceased.**

All persons having claims against the above-named estate are required to present them to the personal representative or to the District Court of Jefferson County, Colorado on or before October 14, 2024, or the claims may be forever barred.

VERBAL CAILTEUX
Personal Representative
c/o John Ferguson,
1999 Broadway Ste 770
Denver CO 80202

John A.M. Ferguson Jr. #53263

Hold Fast Legal LLC

For Verbal Cailteux

1999 Broadway Ste 770

Denver CO 80202

303-285-1080

John.ferguson@holdfastlegal.com

First Publication: June 14, 2024

Second Publication: June 21, 2024

Third Publication: June 28, 2024

Published: Intermountain Jewish News

DISTRICT COURT, CITY AND COUNTY OF DENVER, COLORADO

1437 Bannock St.

Denver, CO 80202

Plaintiffs and Judgment Creditors:

Harbor Center, L.L.C., a Colorado limited liability company, **Leroy Industrial LLC**, a Colorado limited liability company, **HMS Family LLC**, a Colorado limited liability company, **Simcore Properties LLC**, a Colorado limited liability company, **Simha Investment Corp.**, a Colorado corporation, **Simha Asset Management Services, Inc.**, a Colorado corporation, and **Hamid Simantob**, an individual

v.

Defendant and Judgment Debtor:

KEALY ROBERTS, aka SHAUN KEALY ROBERTS, an individual, **PAUL D. LOPEZ**, in his capacity as the Public Trustee for the City and County of Denver, **America's Mortgage, LLC**, an administratively dissolved Colorado limited liability company, and **TRUIST Bank**, a North Carolina Corporation.

Attorneys for Plaintiffs and Judgment Creditors:

Phillip A. Parrott, #11828

Margaret R. Pflueger, #39780

Lara Gabrys, # 51269
Campbell, Killin, Brittan & Ray, LLC
270 St. Paul Street, Suite 300
Denver, Colorado 80206
Phone: 303-322-3400
pparrott@ckbrlaw.com
mpflueger@ckbrlaw.com
larbys@ckbrlaw.com

Case No.: 2023CV032364

Division: 466

NOTICE OF SHERIFF'S SALE

TO THE ABOVE-NAMED DEFENDANTS, Please take notice:

Pursuant to the Judgment and Decree of Foreclosure entered on February 1, 2024 in this action, I am ordered to sell the following property encumbered by the Judgment Lien described in the Judgment and Decree of Foreclosure (the "Judgment"):

Regarding: LOTS 44 and 45, BLOCK 2, Broadway Highlands, City and County of Denver, State of Colorado.

Also Known as: 2505 and 2507 South Sherman Street, Denver, Colorado 80210-5725.

Plaintiffs are the judgment creditors in this action and the current owner of the evidence of the judgment against Kealy Roberts, aka Shaun Kealy Roberts, a duly issued transcript of which was recorded in the real property records of the City and County of Denver, creating a lien secured by the property being sold. As of February 22, 2024, the outstanding balance due and owing on such judgment, inclusive of costs and attorneys' fees, is \$2,006,526.97.

I will offer for public sale to the highest bidder, for cash, at public auction, all the right title and interest of the Defendant in the property on August 8, 2024, at 10:00 a./m., at the front steps of the Denver City and County Building, 1437 Bannock Street, Denver, CO 80202.

PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY.

NOTICE OF RIGHT TO CURE AND RIGHT TO REDEEM

This is to advise you that a Judgment and Decree of Foreclosure has been entered in this action concerning a Judgment entered in favor of the Judgment Creditors on June 12, 2023 a transcript of which was recorded on June 22, 2023 at Reception NO. 2023057871, of the real estate records of the Clerk and Recorder of the City and County of Denver, Colorado ("Judgment Lien").

The name of the law firm representing the owner of the Judgment Lien being foreclosed is Campbell, Killin, Brittan & Ray, LLC, which is located at 270 St. Paul Street, Suite 200, Denver, Colorado 80206, (303) 322-3400.

The real property that is the subject to this judicial foreclosure and currently encumbered by the Judgment Lien identified in the Judgment and Decree of Foreclosure is located in the City and County of Denver, Colorado, and is described as:

Legal Description: LOTS 44 and 45, BLOCK 2, Broadway Highlands, City and County of Denver, State of Colorado.

Also Known as: 2505 and 2507 South Sherman Street, Denver, Colorado 80210-5725.

Copies of Colorado statutes that may vitally affect your property rights in relation to this proceeding are attached. This proceeding may result in the loss of property in which you have an interest and may create a personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure proceeding.

Intent to cure or redeem, as provided by the attached laws, must be directed to or conducted at the Office of the Sheriff of Arapahoe County, Civil Division (name of county seat?), Colorado.

Dated this 16th day of May, 2024.

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line

Attorneys for Plaintiffs

Campbell Killin Brittin & Ray, LLC

270 St. Paul Street, Suite 200

Denver, Colorado 80206

First Publication: June 14, 2024

Last Publication: July 12, 2024

Published In: The Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO § 15-12-801, C.R.S.

District Court, Douglas County

Case Number: 2024PR30187, Division: C

In the Matter of the Estate of

ERWIN WINGER, Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the District Court of Douglas County, Colorado on or before October 7, 2024, or the claims may be forever barred.

Lisa Rademacher
Personal Representative
c/o John Ferguson,
1999 Broadway Ste 770
Denver CO 80202

John A.M. Ferguson Jr. #53263

Intermountain Jewish News

Legal Notices, June 21, 2024

www.ijn.com/legal-notice

Originals (print version) available for a fee; contact (303) 861-2234

Attorney for Lisa Rademacher

1999 Broadway Ste 770

Denver CO 80202

303-285-1080

john@holdfastlegal.com

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Second Publication: June 14, 2024

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Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO § 15-12-801, C.R.S.

Denver Probate Court

Case Number: 2024PR30586

In the Matter of the Estate of

SHARON ELAINE WITKIN, a/k/a SHARON E. WITKIN, and a/k/a SHARON WITKIN, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representatives or to the Denver Probate Court of the City and County of Denver, Colorado on or before October 7, 2024, or the claims may be forever barred.

Susan W. Tandler,

AndreA L.W. Tenenbaum

Personal Co-Representatives

c/o Kathleen M. Johnson

Sherman & Howard L.L.C.

675 Fifteenth Street, Ste. 2300

Denver, Colorado 80202

Kathleen M. Johnson (#39585)

Samuel G. Swier (#59957)

Attorneys for the Personal Co-Representatives

Sherman & Howard L.L.C.

675 Fifteenth Street, Ste. 2300

Denver, Colorado 80202

Phone Number: (303) 297-2900

FAX Number: (303) 298-0940

E-mails: kjohnson@shermanhoward.com,

sswier@shermanhoward.com

First Publication: June 7, 2024

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Third Publication: June 21, 2024

Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO § 15-12-801, C.R.S.

District Court, Jefferson County

Case Number: 2024PR30382

In the Matter of the Estate of

CONNIE RAE ISKE, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representatives or to the District Court of Jefferson County, Colorado on or before October 14, 2024, or the claims may be forever barred.

JULIE M. KARAVAS (#45394)

Personal Representative

1123 Spruce Street, Suite 200

Boulder, CO 80302

Julie Karavas, Esq. Atty. Reg. #: 45394

Thomas Kranz, Esq. Atty. Reg. #: 40421

Attorneys for the Personal Representative

Karavas & Kranz, P.C.

1123 Spruce Street, Suite 200

Boulder, CO 80302

Phone Number: 720-943-1095

E-mail: thomas@jkklegal.com

FAX Number: 308-946-2503

First Publication: June 14, 2024

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Third Publication: June 28, 2024

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PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000155 To Whom It May Concern: On 4/10/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: RAFAELA MORALES and MARTIN H. MORALES Original

Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR CLARION MORTGAGE CAPITAL, INC., ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 5/01/2003 Recorded Date of DOT: 5/26/2003 Reception No. of DOT: 2003102551 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$70,000.00 Outstanding Principal Amount as of the date hereof: \$30,053.53 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 25 AND THE SOUTH 1/3 OF LOT 24, IN THE SUBDIVISION OF LOTS 1&2 AND PART OF LOT 4, BLOCK 8, SUNNYSIDE ADDITION TO THE CITY OF DENVER, STATE OF COLORADO. Which has the address of 3825 QUIVAS ST., DENVER, COLORADO 80211

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 8, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/14/2024 Last Publication: 7/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/04/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-24-987538-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000161 To Whom It May Concern: On 4/15/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: POLLYANNA NORDSTRAND Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CLARION MORTGAGE CAPITAL, INC., A COLORADO CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: FREEDOM MORTGAGE CORPORATION Date of Deed of Trust (DOT): 8/12/2004 Recorded Date of DOT: 8/30/2004 Reception No. of DOT: 2004180118 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$154,990.00 Outstanding Principal Amount as of the date hereof: \$74,943.29 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 35 AND 36, BLOCK 18, KENSINGTON, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 1255 ROSLYN STREET, DENVER, CO 80220

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 15, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/21/2024 Last Publication: 7/19/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/11/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO23075

PUBLIC NOTICE

Originals (print version) available for a fee; contact (303) 861-2234

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000160 To Whom It May Concern: On 4/15/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: BRITTANY NNOROM Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR W.J. BRADLEY MORTGAGE CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: TOWNE MORTGAGE COMPANY Date of Deed of Trust (DOT): 4/26/2013 Recorded Date of DOT: 5/01/2013 Reception No. of DOT: 2013061813 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$54,003.00 Outstanding Principal Amount as of the date hereof: \$41,508.18 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: CONDOMINIUM UNIT NO. 102, BUILDING 7615, WHISPERING PINES WEST CONDOMINIUMS, A CONDOMINIUM IN ACCORDANCE WITH THE DECLARATION RECORDED ON NOVEMBER 6, 1978, IN BOOK 1785 AT PAGE 2, AND AMENDED JANUARY 30, 1979, IN BOOK 1842 AT PAGE 179, AND THE CONDOMINIUM MAP RECORDED ON JANUARY 23, 1979, IN BOOK C10 AT PAGE 1 OF THE CITY AND COUNTY OF DENVER RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 7615 E. QUINCY AVENUE APT 102, DENVER, CO 80237

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 15, 2024, Online at <https://www.denver.realestateclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realestateclose.com>.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/21/2024 Last Publication: 7/19/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/11/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO23008

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at **Colorado Auto Recovery, INC.**, 281 E. 55th Ave, Denver CO 80216, 720-400-9995.

YEAR/MAKE/MODEL	VIN #
2015 Nissan Juke	555759
2011 Chevy Equinox	334484
2003 Jeep Liberty	662987
2012 Volkswagen CC	511594
2007 Chevrolet Cobalt	249469
2007 Subaru Forester	714520

Date of Publication: June 21, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000146 To Whom It May Concern: On 4/03/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: WILLIAM K. SCHEITLER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: PINGORA LOAN SERVICING, LLC Date of Deed of Trust (DOT): 10/18/2018 Recorded Date of DOT: 10/25/2018 Reception No. of DOT: 2018138440 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$354,500.00 Outstanding Principal Amount as of the date hereof: \$327,513.32 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 35 TO 38, BLOCK 19, RESUBDIVISION OF PART OF COTTAGE HILL, BLOCK 17, 19, 22, 23 AND LOTS 1 TO 21, INCLUSIVE, BLOCK 20, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 3313 YATES STREET, DENVER, CO 80212

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 1, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/07/2024 Last Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: IDEA LAW GROUP, LLC Denver Registration #: 34682 JENNIFER C ROGERS, 4100 E. MISSISSIPPI AVE., STE 420, DENVER, CO 80246 Phone #: 877-353-2146 Attorney File #: SCHEITLER/48138581

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000156 To Whom It May Concern: On 4/10/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MICHAEL DEAN SPAULDING Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: COLORADO HOUSING AND FINANCE AUTHORITY Date of Deed of Trust (DOT): 9/17/2021 Recorded Date of DOT: 9/17/2021 Reception No. of DOT: 2021178167 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$348,570.00 Outstanding Principal Amount as of the date hereof: \$340,996.29 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING:

BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property: LOT 28, BLOCK 13, GUNNISON HEIGHTS, FILING NO. 4, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1635 S QUIVAS ST, DENVER, CO 80223

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 8, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/14/2024 Last Publication: 7/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/04/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-032150

NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at **J's TOWING LIMITED,.** Abandoned vehicle sale: Address: 47855 E. 88th ave Bennett, CO 80102. Phone # 720-435-8467.

YEAR/MAKE/MODEL	VIN
2018 Subaru WRX Blue	805678
2013 Jaguar XF Green	S81908

Date of Publication: June 21, 2024
Published: Intermountain Jewish News

DISTRICT COURT, Denver COUNTY, STATE OF COLORADO
CIVIL ACTION NO. 2023CV031014
DIVISION NO. 203

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Plaintiff, Windsor Gardens Association

v.

Defendants, WG APARTMENT ONE-A LLC et al

Regarding: Block Eighteen, Windsor Gardens East, Filing No. 2, City and County of Denver, State of Colorado, to wit: PARCEL 1:

An undivided 1/96th Interest in and to said block, subject to easements of record.

PARCEL 2:

All of that space or area which lies between the ceiling and the floor, and the walls of Apartment No. 1-A (for convenient reference numbered Unit No. 1093), in Building No. 55, now or hereafter constructed in said Block, said building located substantially as shown on the Area Plat Plan thereof filed for record in the Office of the Clerk and Recorder of the City and County of Denver, Colorado, on the 24th day of November, 1967, in Condominium Plat Book 1 at Page 68.

PARCEL 3:

An undivided 1/48th interest in and to the apartment building, equipment therein installed and appurtenant thereto within which the above described space or area is located.

TOGETHER WITH:

1. The exclusive right to use and occupy Parking Stall No. 24 in Parking Lot No. L9 in Block 19, Windsor Gardens East, Filing No. 2, located substantially as shown on the Area Plat Plan thereof, filed for record in the Office of the Clerk and Recorder of the City and County of Denver, Colorado on the 25th day of August, 1967, in Condominium Plat Book 1 at Page 66.
2. The exclusive right to use balconies, air conditioners, or other appliances which project beyond the space of area above described and contiguous thereto.
3. A right of way, common with others, for ingress and egress to and from the property above described.
4. The right to use stairs, halls, passage ways and other common areas in the apartment building described in Parcel 2 above in common with other owners of such building, including their agents, servants, employees and invitees.
5. The right to use common areas in said block in common with other owners of space or area in apartment buildings now or hereafter constructed in said block, except the use of the common areas located in buildings other than that described in Parcel 2 above, including their agents, servants, employees and invitees. City and County of Denver, State of Colorado

Also known as: 9180 E Center Ave #1A, Denver, CO 80247

TO THE ABOVE NAMED DEFENDANTS, Please take notice:

You and each of you are hereby notified that a Sheriff's Sale of the referenced property is to be conducted by the Civil Division of the Sheriff's Office of Denver County, Colorado at 10:00 A.M., on the 18th, day of July 2024, at the front steps of the Denver City and County Building, 1437 Bannock Street, Denver, CO 80202; phone number 720-865-8703. At which sale, the above-described real property and improvements thereon will be sold to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in and to said real property in connection with this sale.

****BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS SUFFICIENT TO COVER THEIR HIGHEST BID AT TIME OF SALE. ****

Further, for the purpose of paying off, curing default or redemption, as provided by statute, intent must be directed to or conducted at the above address of the Civil Division of the Sheriff's Department of Denver County, Colorado.

PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY.

NOTICE OF RIGHT TO CURE AND RIGHT TO REDEEM

RE: Sheriff's Sale of Real Property pursuant to Order and Decree of Foreclosure and C.R.S. 38-38-101 et seq. This is to advise you that a Sheriff sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to a Court Order and Decree dated March 19, 2024, and C.R.S. 38-38-101 et seq., by Windsor Gardens Association, the current holder of a lien recorded on August 25, 2022 at Rec. No. 2022113042, in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The judicial foreclosure is based on a default under the Amended and Restated Condominium Declaration for Windsor Gardens, recorded on March 27, 2002 at Reception No. 2002058213 in the records of the Clerk and Recorder of the County of Denver, State of Colorado. The Declaration and notices, as recorded, establish a lien for the benefit of Windsor Gardens Association, **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS.**

You may have an interest in the real property being affected, or have certain rights or suffer certain liabilities or loss of your interest in the subject property as a result of said foreclosure. You may have the right to redeem the real property or you may have the right to cure a default under the instrument being foreclosed. Any Notice of Intent to Cure must be filed no later than fifteen (15) calendar days prior to the date of the foreclosure sale.

In this regard, you may desire and are advised to consult with your own private attorney.

Further, you are advised that the parties liable thereon, the owner of the property described above, or those with an interest in the subject property, may take appropriate and timely action under Colorado statutes, certain sections of which are attached hereto.

In order to be entitled to take advantage of any rights provided for under Colorado law, you must strictly comply and adhere to the provisions of the law. Further, you are advised that the attached Colorado statutes merely set forth the applicable portions of Colorado statutory law relating to curative and redemption rights; therefore, you should read and review all the applicable statutes and laws in order to determine the requisite procedures and provisions which control your rights in the subject property.

DATED in Colorado this 25th, day of April, 2024.

Elias Diggins, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant Line
ATTORNEY FOR THE PLAINTIFF:
ORTEN CAVANAGH HOLMES & HUNT, LLC
1445 Market Street, Suite 350
Denver, CO 80202
First Publication: May 24, 2024
Last Publication: June 21, 2024
Published In: The Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000130 To Whom It May Concern: On 3/22/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: VALERIE J. LEYBA and RICHARD T. NICHOL JR. Original Beneficiary: CLARION MORTGAGE CAPITAL, INC. Current Holder of Evidence of Debt: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2021-2 Date of Deed of Trust (DOT): 2/15/2006 Recorded Date of DOT: 2/21/2006 Reception No. of DOT: 2006030642 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$224,950.00 Outstanding Principal Amount as of the date hereof: \$222,544.24 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 25, BLOCK 1, GLENBROOK, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 5011 SOUTH IRIS STREET, DENVER, CO 80123

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 25, 2024, Online at <https://www.denver.realtorclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realtorclose.com>.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/31/2024 Last Publication: 6/28/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/21/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO22766

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000145 To Whom It May Concern: On 4/02/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ANNA LOPEZ and SANDRA LOPEZ Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR ALLY BANK CORP. F/K/A GMAC BANK Current Holder of Evidence of Debt: PHH MORTGAGE CORPORATION Date of Deed of Trust (DOT): 7/29/2010 Recorded Date of DOT: 8/10/2010 Reception No. of DOT: 2010089115 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$255,400.00 Outstanding Principal Amount as of the date hereof: \$227,774.27 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 15, BLOCK 17, BEAR VALLEY WEST, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2996 S UPHAM ST, DENVER, CO 80227-3570

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 1, 2024, Online at <https://www.denver.realtorclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax

Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/07/2024 Last Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000010048247

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000135 To Whom It May Concern: On 3/27/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: KAITLYN DORSEY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICAN PACIFIC MORTGAGE CORPORATION Current Holder of Evidence of Debt: PENNYMAC LOAN SERVICES, LLC Date of Deed of Trust (DOT): 10/06/2020 Recorded Date of DOT: 10/07/2020 Reception No. of DOT: 2020164631 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$552,425.00 Outstanding Principal Amount as of the date hereof: \$519,805.72 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 1, ZIMMERMAN SUBDIVISION SECOND FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2355 SOUTH EUDORA STREET, DENVER, CO 80222

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 25, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/31/2024 Last Publication: 6/28/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/21/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 51467 ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-1375 Attorney File #: 24CO00120-1

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000148 To Whom It May Concern: On 4/03/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ZAYNAB SEPAHI Original Beneficiary: PREMIER MEMBERS CU Current Holder of Evidence of Debt: PREMIER MEMBERS CREDIT UNION Date of Deed of Trust (DOT): 5/09/2022 Recorded Date of DOT: 5/13/2022 Reception No. of DOT: 2022065305 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$150,000.00 Outstanding Principal Amount as of the date hereof: \$149,806.75 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE INSTALLMENT PAYMENTS OF PRINCIPAL, INTEREST, TAXES AND/OR INSURANCE AS PROVIDED FOR IN THE DEED OF TRUST AND CREDIT AGREEMENT. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 7 AND THE NORTH 1/2 OF LOT 8, BLOCK 46, FIRST ADDITION TO SWANSEA, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4026 STEELE ST., DENVER, CO 80216-4148

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 1, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law.

Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/07/2024 Last Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HOLST & TEHRANI, LLP Denver Registration #: 44076 IMAN TEHRANI, PO BOX 298, 514 KIMBARK ST, LONGMONT, CO 80502-0298 Phone #: (303) 772-6666 Fax #: (303) 772-2822 Attorney File #: 4026 STEELE ST.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000126 To Whom It May Concern: On 3/22/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JOHN C. SCARBOROUGH and KELLY O. SCARBOROUGH Original Beneficiary: SUNFLOWER BANK, N.A. Current Holder of Evidence of Debt: SUNFLOWER BANK, N.A. Date of Deed of Trust (DOT): 5/27/2021 Recorded Date of DOT: 6/04/2021 Reception No.of DOT: 2021105017 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$2,527,000.00 Outstanding Principal Amount as of the date hereof: \$1,974,534.45 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANT VIOLATIONS UNDER THE DEBT OR TRUST DEED OR BOTH, ON WHICH THIS DEMAND FOR FORECLOSURE IS BASED ON, ARE AS FOLLOWS: FAILURE TO PAY MONTHLY INSTALLMENTS DUE UNDER THE TERMS OF THE DEBT AND FAILURE TO COMPLY WITH OTHER OBLIGATIONS SECURED BY THE TRUST DEED. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 44 AND THE NORTH 1/2 OF LOT 43, BLOCK 7, EXPOSITION ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 621 S SHERMAN ST, DENVER, CO 80209

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 25, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/31/2024 Last Publication: 6/28/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/21/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: OTTESON SHAPIRO LLP Denver Registration #: 13466 LISA K SHIMEL, 7979 E. TUFTS AVENUES, SUITE 1600, DENVER, CO 80237 Phone #: (720) 488-0220 Attorney File #: 2701.040.1

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000151 To Whom It May Concern: On 4/09/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: ARIANNE K DOOLEY and JASON P DOOLEY Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR M&T MORTGAGE CORPORATION Current Holder of Evidence of Debt: METROPOLITAN LIFE INSURANCE COMPANY Date of Deed of Trust (DOT): 11/10/2005 Recorded Date of DOT: 11/25/2005 Reception No.of DOT: 2005201397 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$176,000.00 Outstanding Principal Amount as of the date hereof: \$163,386.22 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 10, BLOCK 13, SUNSET TERRACE NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 4331 EAST UTAH PLACE, DENVER, CO 80222

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 8, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses

of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/14/2024 Last Publication: 7/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/04/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 00000010097715

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000142 To Whom It May Concern: On 3/29/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: MARY J GESTNER, BRUCE A GESTNER and BRUCE M. GESTNER Original Beneficiary: WESTERRA CREDIT UNION Current Holder of Evidence of Debt: WESTERRA CREDIT UNION Date of Deed of Trust (DOT): 2/16/2018 Recorded Date of DOT: 2/21/2018 Reception No. of DOT: 2018019963 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$200,000.00 Outstanding Principal Amount as of the date hereof: \$180,010.49 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST AS FOLLOWS: FAILURE TO PAY INSTALLMENTS OF PRINCIPAL AND INTEREST, TOGETHER WITH OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 9, BLOCK 2, HARVEY PARK ADDITION FILING NO. 14, CITY AND COUNTY OF DENVER, STATE OF COLORADO Which has the address of 2764 S RALEIGH ST, DENVER, COLORADO 80236

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 1, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/07/2024 Last Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BROWN DUNNING WALKER FEIN DRUSCH PC Denver Registration #: 10181 NEAL K DUNNING, BROWN DUNNING WALKER FEIN DRUSCH PC, 7995 E PRENTICE AVE, STE 101E, GREENWOOD VILLAGE, CO 80111 Phone #: (303) 329-3363 Attorney File #: 3085-186

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000147 To Whom It May Concern: On 4/03/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JASON D WILLIAMS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR PIVOT LENDING GROUP, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING Date of Deed of Trust (DOT): 12/28/2020 Recorded Date of DOT: 1/11/2021 Reception No. of DOT: 2021004168 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$312,000.00 Outstanding Principal Amount as of the date hereof: \$289,611.36 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOT 26, BLOCK 25, UNIVERSITY HILLS NO. 2, FILING NO. 2, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 2719 S ELM ST, DENVER, COLORADO 80222

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 1, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the

said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/07/2024 Last Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MCCARTHY HOLTHUS, LLP Denver Registration #: 31755 ILENE DELL'ACQUA, 7700 E ARAPAHOE ROAD, SUITE 230, CENTENNIAL, CO 80112 Phone #: (877) 369-6122 Fax #: (866) 894-7369 Attorney File #: CO-24-987527-LL

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000123 To Whom It May Concern: On 4/03/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: YASMIN ABDUL-QADIR Original Beneficiary: NAVY FEDERAL CREDIT UNION Current Holder of Evidence of Debt: NAVY FEDERAL CREDIT UNION Date of Deed of Trust (DOT): 8/24/2021 Recorded Date of DOT: 9/01/2021 Reception No. of DOT: 2021165817 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$279,565.00 Outstanding Principal Amount as of the date hereof: \$270,818.04 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO MAKE THE MONTHLY MORTGAGE PAYMENTS AS REQUIRED BY THE TERMS OF THE NOTE AND DEED OF TRUST. SUCH FAILURE CONSTITUTES A BREACH UNDER THE NOTE AND DEED OF TRUST TRIGGERING THE POWER OF SALE BY THE PUBLIC TRUSTEE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: CONDOMINIUM UNIT 1207, THE TOWERS AT CHEESMAN PARK CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP RECORDED ON AUGUST 20, 1999 AT RECEPTION NO. 9900147268 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF DENVER, COLORADO, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR THE TOWERS AT CHEESMAN PARK CONDOMINIUMS RECORDED AUGUST 20, 1999 AT RECEPTION NO. 990147267 IN SAID RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO, Which has the address of 1433 N WILLIAMS ST. APT. 1207, DENVER, CO 80218

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 1, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/07/2024 Last Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: THE SAYER LAW GROUP, P.C. Denver Registration #: 46396 MARCELLO G ROJAS, 3600 SOUTH BEELER STREET, SUITE 330, DENVER, CO 80237 Phone #: (303) 353-2965 Attorney File #: CO240019

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000128 To Whom It May Concern: On 3/21/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: BRADEN BINGHAM Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR HOME MORTGAGE ALLIANCE, LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: U.S. BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 7/16/2019 Recorded Date of DOT: 7/22/2019 Reception No. of DOT: 2019094373 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$484,000.00 Outstanding Principal Amount as of the date hereof: \$451,982.04 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE LENDER DECLARES A VIOLATION OF THE COVENANTS OF SAID DEED OF TRUST, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: FAILURE TO PAY MONTHLY INSTALLMENTS DUE NOTE HOLDER. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: PARCEL 9, ACCORDING TO THE PARTY WALL AND UNIT

DECLARATION AND THE IMPROVEMENT SURVEY PLAT RECORDED MARCH 15, 2019, AT RECEPTION NO. 2019030381 IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO. Which has the address of 3939 INCA STREET, DENVER, CO 80211

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 18, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/24/2024 Last Publication: 6/21/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/14/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: HALLIDAY, WATKINS & MANN, P.C. Denver Registration #: 44893 AMANDA FERGUSON, 355 UNION BOULEVARD, SUITE 250, LAKEWOOD, CO 80228 Phone #: 303-274-0155 Fax #: 303-274-0159 Attorney File #: CO22581

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000140 To Whom It May Concern: On 3/29/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: NATASHA Y KUCHIK and YURIY L KUCHIK Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ETHOS LENDING LLC, ITS SUCCESSORS AND ASSIGNS Current Holder of Evidence of Debt: PHH MORTGAGE CORPORATION Date of Deed of Trust (DOT): 3/16/2018 Recorded Date of DOT: 3/19/2018 Reception No. of DOT: 2018032135 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$123,675.00 Outstanding Principal Amount as of the date hereof: \$112,765.06 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: BORROWER'S FAILURE TO MAKE TIMELY PAYMENTS AS REQUIRED UNDER THE EVIDENCE OF DEBT AND DEED OF TRUST. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust.

Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 8060 E GIRARD AVE UNIT 102, DENVER, CO 80231 NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 1, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/07/2024 Last Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 34861 N APRIL WINECKI, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-032095

2024-000140

LEGAL DESCRIPTION

CONDOMINIUM UNIT NO. 102, HAMPDEN EAST CONDOMINIUM, PHASE III, IN ACCORDANCE WITH THE CONDOMINIUM DECLARATION RECORDED NOVEMBER 25, 1981 IN BOOK 2190 AT PAGE 190 AND AMENDED JANUARY 11, 1983 IN BOOK 2725 AT PAGE 259 AND MAP RECORDED ON NOVEMBER 25, 1981 IN BOOK 20 AT PAGE 48 OF THE CITY AND COUNTY OF DENVER RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000154 To Whom It May Concern: On 4/10/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: JEANETTE PLANEGGER and KEVIN PLANEGGER Original

Beneficiary: ANDY FELD AND JULIE FELD 14.89%, KENNETH GOLDBERG DEFINED CONTRIBUTION PLAN 42.555% AND MARC LIPPITT 42.555% Current Holder of Evidence of Debt: ANDY FELD AND JULIE FELD 14.89%, KENNETH GOLDBERG DEFINED CONTRIBUTION PLAN 42.555% AND MARC LIPPITT 42.555% Date of Deed of Trust (DOT): 3/01/2019 Recorded Date of DOT: 3/07/2019 Reception No. of DOT: 2019027383 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$235,000.00 Outstanding Principal Amount as of the date hereof: \$235,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO MAKE PAYMENTS ON SAID INDEBTEDNESS WHEN THE SAME WERE DUE AND OWING, AND THE LEGAL HOLDER OF THE INDEBTEDNESS HAS ACCELERATED THE SAME AND DECLARED THE SAME IMMEDIATELY FULLY DUE AND PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 3090 WEST 41ST AVENUE, DENVER, CO 80211

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 8, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/14/2024 Last Publication: 7/12/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 6/04/2024 Paul Lopez Denver County Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: MILLER & LAW, P.C. Denver Registration #: 35960 JENNIFER DUETTRA, 1900 W. LITTLETON BOULEVARD, LITTLETON, CO 80120 Phone #: 303-722-6500 Attorney File #: 3090 WEST 41ST AVENUE

EXHIBIT A

LEGAL DESCRIPTION

LOTS 28 AND 29, BLOCK 4, BOULEVARD HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO Also known by address as 3090 WEST 41ST AVENUE, Denver, CO 80211.

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000136 To Whom It May Concern: On 3/29/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: STEELE STREET RE LLC Original Beneficiary: LEAD FUNDING, LLC Current Holder of Evidence of Debt: LEAD FUNDING II, LLC Date of Deed of Trust (DOT): 8/24/2022 Recorded Date of DOT: 8/25/2022 Reception No. of DOT: 2022113364 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$8,000,000.00 Outstanding Principal Amount as of the date hereof: \$8,000,000.00 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID FIRST AMENDMENT TO DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: LOTS 9 THROUGH 20, INCLUSIVE, BLOCK 31 PARK AVENUE ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 1245 EAST COLFAX AVENUE, DENVER, COLORADO 80218

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 1, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/07/2024 Last Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/29/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R

DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 1245 EAST COLFAX AVENUE

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000125 To Whom It May Concern: On 3/29/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: LUKE JOHNSON Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR CHERRY CREEK MORTGAGE, LLC Current Holder of Evidence of Debt: PENNYMAC LOAN SERVICES, LLC Date of Deed of Trust (DOT): 10/29/2021 Recorded Date of DOT: 11/02/2021 Reception No. of DOT: 2021205264 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$625,000.00 Outstanding Principal Amount as of the date hereof: \$602,786.25 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 3321 VRAIN ST, DENVER, CO 80212

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 1, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/07/2024 Last Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2024 Paul Lopez Denver County Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: RANDALL S MILLER & ASSOCIATES, P.C. Denver Registration #: 51467 ARICYN J DALL, 216 16TH STREET, SUITE 1210, DENVER, CO 80202 Phone #: 720-259-6710 Fax #: 720-379-1375 Attorney File #: 22CO00188-2

LEGAL DESCRIPTION

THAT PART OF LOTS 1 TO 5, INCLUSIVE, BLOCK 11, ELLIS' RESUBDIVISION OF THE NORTH 1/2 OF BLOCK 11, AND OF LOTS 4 TO 12, INCLUSIVE OF BLOCK 7, COTTAGE HILL ADDITION, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 85 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 1, SAID BLOCK 11; THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID BLOCK 11, 110 1/2 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES 42 FEET TO A POINT; THENCE EAST AT RIGHT ANGLES, 110 1/2 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE NORTH AT RIGHT ANGLES TO PLACE OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.

**District Court, Morgan County
Case No. 2024PR030063, Division: C
In the Matter of the Estate of
ARTHUR A. MAXWELL, Deceased.**

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Morgan, County, Colorado on or before October 14, 2024, or the claims may be forever barred.

Kim Maxwell
Personal Representative
19909 County Road M
Fort Morgan, CO 80701

JOHN T. SNOW, Esq. #34957
SEAN D. RAIBLE, Esq. #58340
TORIE L. HUDDLESTON, Esq. #58540
Attorneys for the Personal Representative
Hackstaff Snow Atkinson & Griess, LLC
5105 DTC Parkway, Ste. 312
Greenwood Village, CO 80111
Phone Number: 303.534.4317
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First Publication: June 14, 2024
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Third Publication: June 28, 2024

Published: Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO § 15-12-801, C.R.S.

District Court, Jefferson County

Case Number: 2024PR30390

In the Matter of the Estate of

JANET O'CONNOR

(AKA Janet L. O'Connor), Deceased.

All persons having claims against the above-named estate are required to present them to the personal representative or to the District Court of Jefferson County, Colorado on or before October 7, 2024, or the claims may be forever barred.

Judith temple

Personal Representative

c/o John Ferguson,

1999 Broadway Ste 770

Denver CO 80202

John A.M. Ferguson Jr. #53263

Attorney for Judith Temple

Hold Fast Legal LLC

1999 Broadway Ste 770

Denver CO 80202

720-593-9202

john@holdfastlegal.com

First Publication: June 7, 2024

Second Publication: June 14, 2024

Third Publication: June 21, 2024

Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000141 To Whom It May Concern: On 4/02/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: SO YOU'RE TELLING ME THERE'S A CHANCE, LLC, A FLORIDA LIMITED LIABILITY COMPANY Original Beneficiary: STEARNS BANK NATIONAL ASSOCIATION Current Holder of Evidence of Debt: STEARNS BANK NATIONAL ASSOCIATION Date of Deed of Trust (DOT): 2/03/2022 Recorded Date of DOT: 2/07/2022 Reception No. of DOT: 2022017183 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$2,337,500.00 Outstanding Principal Amount as of the date hereof: \$2,475,469.69 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED FOR REASONS INCLUDING, BUT NOT LIMITED TO, THE FAILURE TO MAKE TIMELY PAYMENTS REQUIRED UNDER SAID DEED OF TRUST AND THE EVIDENCE OF DEBT SECURED THEREBY. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 5304 E. COLFAX AVE., DENVER, CO 80220-1308

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 1, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/07/2024 Last Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: FAIRFIELD AND WOODS, P.C. Denver Registration #: 52560 CONNER G EVERSOLE, 1801 CALIFORNIA STREET, SUITE 2600, DENVER, CO 80202 Phone #: (303) 830-2400 Attorney File #: 16634.001

LEGAL DESCRIPTION

A tract of land situated in the North 1/2 of Section 6, Township 4 South, Range 67 West of the 6th Principal Meridian, said tract being Plot 73 and the North 25 feet of Plot 74. Block 10 of BELLEVUE, a subdivision recorded In Plat Book 4, at Page 2, more particularly described as follows: Beginning at the most Northwestern corner of Block 10 of said BELLEVUE subdivision, said point being on the East right-of-way line of Glencoe Street and on the South right-of-way line of East Colfax Avenue, and considering the South right-of-way line of East Colfax to bear North 90°00'00"

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East, with all bearings contained herein relative thereto; thence along said South right-of-way line of East Colfax Avenue, North 90°00'00" East, 124.86 feet; thence departing said right-of-way line, South 00°10'43" West, 170.56 feet; thence South 89°57'00" West, 124.71 feet to a point, said point being on the East right-of-way line of Glencoe Street; thence along said right-of-way line, North 00°07'36" East, 170.76 feet to the point of beginning, EXCEPT the Easterly 8 feet of said Plots, as described In Ordinance No. 61, Series of 1936, as amended by Ordinance No. 144, Series of 2007, recorded March 30, 2007, at Reception Number 2007050521. AND EXCEPT that portion of Plot 73 conveyed to the City and County of Denver, by Warranty Deed recorded February 21, 2007, at Reception Number 2007029345. AND EXCEPT that portion of Plot 73 conveyed to the City and County of Denver, by Warranty Deed recorded February 21, 2007, at Reception Number 2007029346. TOGETHER WITH that portion of vacated alley adjoining Plot 73, as described in Ordinance No. 144, Series of 2007, recorded March 30, 2007, at Reception Number 2007050521. City and County of Denver, State of Colorado.

NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO §15-12-801, C.R.S.
District Court, Arapahoe County
Case No. 2024PR30407, Division: 12
In the Matter of the Estate of
FRANCES A. SUNDQUIST, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of Arapahoe, County, Colorado on or before October 14, 2024, or the claims may be forever barred.

Nikki Foster
Personal Representative
c/o Caryn McGraw Turner
McGraw Law PLLC
3900 E Mexico Ave, Ste. 300
Denver, Colorado 80210

CARYN MCGRAW TURNER, Atty. Reg #: 55553
Attorney for the Personal Representative
Caryn McGraw Turner, Attorney for Petitioner
McGraw Law PLLC
3900 E Mexico Ave, Ste. 300
Denver, Colorado 80210
Phone Number: 720.314.8419
E-mail: caryn@mcgrawlawpllc.com
First Publication: June 14, 2024
Second Publication: June 21, 2024
Third Publication: June 28, 2024
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000120 To Whom It May Concern: On 3/19/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: DAYSIAH MCPHERSON and CHARLES FAULKNER Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CORNERSTONE FIRST MORTGAGE, INC. Current Holder of Evidence of Debt: PLANET HOME LENDING, LLC Date of Deed of Trust (DOT): 12/30/2022 Recorded Date of DOT: 12/30/2022 Reception No. of DOT: 2022155128 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$273,455.00 Outstanding Principal Amount as of the date hereof: \$271,951.54 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF SAID DEED OF TRUST HAVE BEEN VIOLATED AS FOLLOWS: FAILURE TO PAY PRINCIPAL AND INTEREST WHEN DUE TOGETHER WITH ALL OTHER PAYMENTS PROVIDED FOR IN THE EVIDENCE OF DEBT SECURED BY THE DEED OF TRUST AND OTHER VIOLATIONS OF THE TERMS THEREOF. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: CONDOMINIUM UNIT 418, TOWNE SQUARE LOFTS, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED SEPTEMBER 04, 2002, UNDER RECEPTION NO. 2002152829, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION RECORDED SEPTEMBER 24, 2001, UNDER RECEPTION NO. 2001161142, TOGETHER WITH THE RIGHT TO USE PARKING SPACE NO. 75, CITY AND COUNTY OF DENVER, STATE OF COLORADO. Which has the address of 15475 ANDREWS DRIVE UNIT 418, DENVER, CO 80239

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of July 18, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax

Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 5/24/2024 Last Publication: 6/21/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/14/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: BARRETT FRAPPIER & WEISSERMAN, LLP Denver Registration #: 59553 CARLY IMBROGNO ESQ, 1391 SPEER BOULEVARD, SUITE 700, DENVER, CO 80204 Phone #: (303) 350-3711 Attorney File #: 000000010061398

NOTICE OF SALE

The following individuals are hereby notified that their abandoned vehicles are to be sold at **D.E.N. Towing Specialists, LLC**, abandoned vehicle sale: Address: 10205 Brighton Rd., Henderson, CO 80640, Phone: 303-859-5522.

YEAR/MAKE/MODEL	VIN
1971 Toyota Land Cruiser	55COLO
2017 KIA SORENTO	258599
1997 JEEP CHEROKEE	579192
1997 HMDE 4X5 TRAILER	070117
2013 FRIEIGHTLINER CASCADIA	BZ5666
1978 GMC VAN DURA	502533
2000 SHORELANDER PROFILE 2000	107751
2013 KIA SOUL	523166

Date of Publication: June 21, 2024
Published: Intermountain Jewish News

PUBLIC NOTICE

DENVER NOTICE OF SALE Public Trustee Sale No. 2024-000138 To Whom It May Concern: On 4/01/2024 the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in Denver County. Original Grantor: CAROL WELBORN Original Beneficiary: MORTGAGE PLANNING AND LENDING SPECIALISTS, LTD. Current Holder of Evidence of Debt: WENDOVER FINANCIAL SERVICES Date of Deed of Trust (DOT): 7/21/2000 Recorded Date of DOT: 8/03/2000 Reception No.of DOT: 2000110589 DOT Recorded in Denver County. Original Principal Amount of Evidence of Debt: \$187,500.00 Outstanding Principal Amount as of the date hereof: \$71,416.98 Pursuant to C.R.S. §38-38-101 (4) (i), you are hereby notified that the covenants of the deed of trust have been violated as follows: THE COVENANTS OF THE DEED OF TRUST HAVE BEEN VIOLATED AND/OR GROUNDS FOR ACCELERATION OF THE DEBT EXIST, FOR REASONS INCLUDING, BUT NOT EXPRESSLY LIMITED TO, THE FOLLOWING: THIS IS A HOME EQUITY CONVERSION DEED OF TRUST OR OTHER REVERSE MORTGAGE. BORROWER HAS DIED AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF ANY SURVIVING BORROWER, RESULTING IN THE LOAN BEING DUE AND PAYABLE. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN The property described herein is all of the property encumbered by the lien of the deed of trust. Legal Description of the Real Property: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. Which has the address of 2880 SOUTH LOCUST STREET, #702, DENVER, CO 80222

NOTICE OF SALE The current owner of the Evidence of Debt secured by the Deed of Trust described herein, has filed notice of election and demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will, at 10:00 AM in the forenoon of August 1, 2024, Online at <https://www.denver.realforeclose.com/index.cfm>, sell at public auction to the highest and best bidder for cash, the said real property and all interest of said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will execute and record a Certificate of Purchase, all as provided by law. Computer workstations will be made publically available at the Denver County Public Trustee's Office, 201 W. Colfax Avenue, Dept. 101, Denver, Colorado 80202 for the purpose of participating in or observing the auction. Instructions on accessing the sale and submitting bids may be found online at <https://www.denver.realforeclose.com>.

The bidding rules for the sale will be posted on the internet or other electronic medium used to conduct the sale at least two weeks before the date of sale.

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED. First Publication: 6/07/2024 Last Publication: 7/05/2024 Publisher: INTERMOUNTAIN JEWISH NEWS Dated: 5/28/2024 Paul Lopez DENVER COUNTY Public Trustee The name, address and telephone numbers of the attorney(s) representing the legal holder of the indebtedness is: Attorney Company: JANEWAY LAW FIRM, P.C. Denver Registration #: 40042 DAVID R DOUGHTY, 9540 MAROON CIRCLE, SUITE 320, ENGLEWOOD, CO 80112 Phone #: (855) 263-9295 Fax #: (303) 706-9994 Attorney File #: 24-031951

2024-000138

LEGAL DESCRIPTION

CONDOMINIUM UNIT 702, BUILDING 1, THE PLAZA DE MONACO TOWERS CONDOMINIUMS, PHASE NO. II, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON FEBRUARY 22, 1980, IN BOOK 2110 AT PAGE 76, AND THE FIRST SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE PLAZA DE

Intermountain Jewish News

Legal Notices, June 21, 2024

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MONACO TOWERS CONDOMINIUMS, PHASE NO. 1 RECORDED ON FEBRUARY 22, 1980, IN BOOK 2110 AT PAGE 118, AND MAP OF THE PLAZA DE MONACO TOWERS CONDOMINIUMS, PHASE NO. 1, RECORDED FEBRUARY 22, 1980 IN BOOK 15 AT PAGE 99 AND MAP OF PLAZA DE MONACO TOWERS CONDOMINIUM, PHASE NO. 2, RECORDED ON FEBRUARY 22, 1980 IN BOOK 15 AT PAGE 102, CITY AND COUNTY OF DENVER, COLORADO RECORDS, TOGETHER WITH THE RIGHT TO THE EXCLUSIVE USE OF PARKING SPACE(S) NO. 50 AND STORAGE LOCKER(S) NO. 17, CITY AND COUNTY OF DENVER, STATE OF COLORADO